SURVEYOR'S CERTIFICATE

34, Township 33 North, that the monuments hav have fully complied with / that ... h, Range ' ave been plat of CHERRY HILL, DIV. 4, is based upon an actual survey of Section 1 East W.M.; that the courses and distances are shown correctly thereon; set and the lot and block corners staked correctly on the ground; and that I visions of the statutes and platting regulations.

13/02

TREASURERS' CERTIFICATES

I hereby certify that there are no delinquent special assessments and all special assessments any of the property herein contained dedicated as streets, alleys or for other public use are paid in full.

Douglas Merriman, City Pinance Director

This is to certify that all taxes heretofore levied and which have become a lien who is the ed have been fully paid and discharged according to the records of my office, up to and

Maxine R. Sauter, Island County Treasurer

AUDITOR'S CERTIFICATE Deputy Treasurer

Filed for record at the request of ASPEN 2000 #0 MES 200 200 and recorded in Volume 13 of Plats, pag Records of Island County, Washington, under Auditor's File No. 403664

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Margarel Rosenkranz, Island County Auditor Deputy Auditor

APPROVALS

oved this

day

184

Approved by 2000 City Engineer the Ê o<u>t</u>

day

Mrs Patricia A. Cohen, Mayor Oak Harbor, Washington, this

CERTIFICATE OF TITLE

Recorded TULY 26*

under Auditor's File No. 4026640 Records of Island County, Washington.

GENERAL NOTES

- Bearing system is based upon the Washington Coordinate System, North Zone. Certification, as contained herein, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations and ordinances.

 All lot corners are marked upon the ground with an iron pin and plastic cap marked "RPF LS 8947" unless noted otherwise.

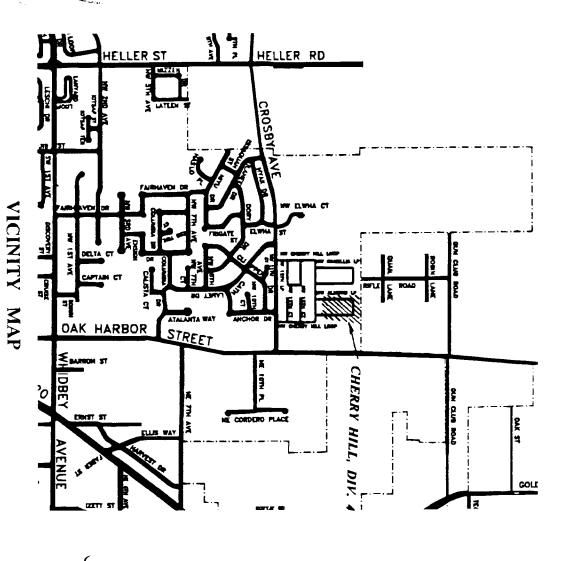
 Survey equipment used for field survey is a Topcon GTS-3 with retro prisms [+/- (5mm+3ppm), +/-

- Tract "A" is designated as community owned space and private street, and is to be owned and maintained by the Cherry Hill Community Association.

 Storm drain maintenance and cleaning will be the Cherry Hill Community Association's responsibility, and must be maintained to the City's Best Management Practices standards.

 Tract "D" is to be conveyed to the Cherry Hill Community Association for park purposes.

 Tract "E" is to be reserved by the Declarant for future acquisition by the City of Oak Harbor for future public street.



EASEMENT RESERVATIONS

1. UTILITY EASEMENT:

An easement is hereby reserved for and granted to Puget Sound Energy, Inc., Verizon Northwest, City of Oak Harbor, Cascade Natural Gas Corporation and AT&T Cable, together with their respective successors and assigns, under and upon the Private Streets, Tract A and the lots as shown hereon, in which to install, lay, construct, renew, operate and maintain underground and overhead conduits, water lines and sewer mains, cables, wires and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with underground electric, telephone, water, sanitary sewer, gas and cable television services, together with the right to enter upon the lots and tracts at all times for the purposes stated. An easement is also reserved to the U.S. Postal Service for the installation, maintenance and replacement of post box facilities (see Article XIII of the Declaration of Covenants, Conditions and Restrictions referenced herein for further description of easements).

2. ACCESS EASEMENT:

An easement is hereby reserved for and granted to lot owners, the City of Oak Harbor and to the public for ingress and egress over and across Tract "A", identified hereon as (Private Street), including pedestrian access along all pathways as constructed and as shown within the PRD Plan Access rights of the public are subject to the rules and regulations of the Cherry Hill Community Association. The maintenance of all Private Streets and community landscaping is the responsibility of the Cherry Hill Community Association (see Declaration of Covenants, Conditions and Restrictions eferenced herein).

3. UTILITY EASEMENT: An easement is hereby reserved for and granted to the City of Oak Harbor, together with it's successors and assigns, under and upon a 15 foot strip of land as shown hereon in which to install, lay, construct, renew, operate and maintain underground water lines, together with the necessary facilities and other equipment for the purpose of serving the subdivision and other property with water, together with the right to enter upon the lots and tracts at all times for the purposes stated.

4. DRAINAGE EASEMENT: An easement is hereby reserved for and granted to the Cherry Hill Community Association, together with it's successors and assigns, under and upon a 10 foot strip of land and 1.50 foot strips of land as shown hereon in which to install, lay, construct, renew, operate and maintain underground drain lines, together with the necessary facilities and other installations and equipment for the purpose of serving the subdivision with drainage facilities, together with the right to enter upon the lots and tracts at all times for the purposes stated.

DEDICATION

KNOW ALL MEN by these presents that we, the undersigned owners and mortgage holders of the land hereby platted, declare this plat and grant to the use of the Cherry Hill Community Association forever all private streets and avenues shown hereon and use thereof for all purposes not inconsistent with the use thereof for highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks on this plat in the original reasonable grading of the streets and avenues shown hereon. Also the right to drain the street is graded. Granted hereby is a waiver of all claims for damages against the Cherry Hill Community Association which may be occasioned to the adjacent lands within the plat by the established construction, drainage and maintenance of said streets. The maintenance of all private streets shall be the responsibility of the Cherry Hill Community Association.

All mineral rights to the property herein described are hereby retained by the Declarant.

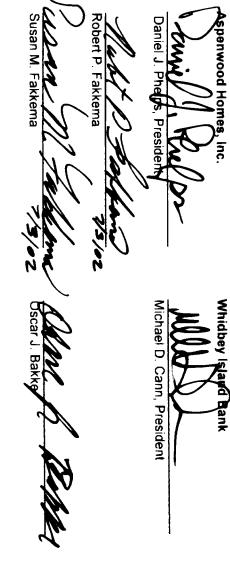
A Declaration of Covenants, Conditions and Restrictions applying to all lots in this plat are recorded under Auditor's File No.

4024647

Cherry Hill Community Association.

Records of Island County, Washington.

3 ULL 3 2002.



ACKNOWLEDGMENTS

County of Island STATE OF WASHINGTON } ss {

I certify that I know or have satisfactory evidence that **Daniel J. Phelps** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Aspenwood Homes, Inc., to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

7/15/02 Notary Public in and for the State of Washington.

My appointment expires 70.26,2003

POIAR

STOP TO

STATE OF WASHINGTON

County of Island

l certify that I know or have satisfactory evidence that Michael D. Cann is the person who a before me, and said person acknowledged that he signed this instrument, on oath stated that authorized to execute the instrument and acknowledged it as the President of Whidbey Island Bar the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

7/16/02 Notary Public in and for the State of Washington.

My appointment expires 700.36, 3003

STATE OF WASHINGTON) ss.

County of Island

I certify that I know or have satisfactory evidence that Robert P. Fakkema ar Fakkema, his wife, and Oscar J. Bakke are the persons who appeared before me, and acknowledged that they signed this instrument and acknowledged it to be their free and volunt uses and purposes mentioned in the instrument. Jan.

Dated:_ 7/16/03

Notary Public in and for the State of Washington Washington My appointment expires 1/10.36, 2023

OK

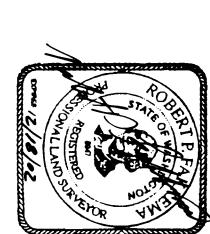
orth Kanga

A Portion of I.C. Parcel No. R1334-461-4830

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 34, Township 33 North, Range East W.M. described as follows:

Beginning at the Northeast corner of the plat of Cherry Hill, Div. 2, according to the plat thereof recorded in Volume 13 of Plats, pages 210 through 212, under Auditor's File No. 4002568, records of Island County, Washington; thence N. 1° 29' 49" E, along the East line of said Section 34, a distance of 644.79 feet to the Northeast corner of said Section 34; thence N. 88° 27' 30" W, along the North line of said Section 34, a distance of 494.54 feet; thence S. 1° 29' 18" W 643.03 feet to the North line of the aforesaid plat of Cherry Hill, Div. 2; thence S. 88° 15' 15" E, along said North line, a distance of 494.45 feet to the Point of Beginning.

Situated in Oak Harbor, Island County, Washington.



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DO BOX 727 DAY LABORD AM BOTT TEL 8 EAX (200 DA JANO	R.P. Fakkema & Co.	A PRD IN SECTION 34, TWP. 33 N., R. 1 E.W.M.: OAK HARBOR, WASHINGTON	PLAT OF CHERRY HILL, DIV. 4
DATE -5- 31-00	SCALE NA	1 E.W.M.	DIV. 4
SHEE	DWG		

> <u>A</u> DWG. NO. 94-05

BOX 737, DAK HARBOR, WA 98277 TEL & FAX (206) 675-7409 5-31-02 SHEET NO 1 of 2

